

**BOARD OF APPEALS CASE NO. 4810**

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**BEFORE THE**

**APPLICANT: Michael Stamper**

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**ZONING HEARING EXAMINER**

**REQUEST: Special Exception to permit  
construction services for electrical  
contractor business in the VB District;  
1379 W. Jarrettsville Road, Forest Hill**

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**OF HARFORD COUNTY**

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**Hearing Advertised**

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**Aegis: 4/8/98 & 4/15/98**

**HEARING DATE: June 10, 1998**

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**Record: 4/10/98 & 4/17/98**

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### **ZONING HEARING EXAMINER'S DECISION**

The Applicant, Michael Stamper, appeared before the Hearing Examiner requesting a Special Exception to Section 267-53(H)(1) of the Harford County Code, to allow construction services to operate an electrical contractors' business in a Village Business District.

The subject parcel is located at 1379 West Jarrettsville Road in the Fourth Election District. The parcel is identified as Parcel No. 128, in Grid 3-E, on Tax Map 32. The parcel contains .71 acres, more or less, all of which is zoned Village Business.

Mr. Michael Stamper appeared and testified that he is an electrical contractor and is requesting a Special Exception to use the subject property to conduct an electrical business.

Mr. Stamper said that he would maintain a 10 foot wide buffer around outside storage and parking areas when adjacent to a residential lot or visible from a public road. The witness also said that 90% of the materials used in his business are delivered directly to the job site, and that the majority of his employees report directly to the job site. He said that his office will generally be staffed by a secretary, and possibly one or two other employees. He said the office hours would be from 8:00 a.m. to 5:00 p.m., Monday through Friday, and that he would comply with the conditions recommended in the Staff Report of the Department of Planning and Zoning.

Mr. Stamper went on to testify that he did not feel approval of his business at the subject property would cause any greater impact than if located elsewhere in the zoning district because there are several other construction service businesses in the immediate area.

No protestants appeared in opposition to the Applicant's request and the Staff Report of the Department of Planning and Zoning recommends conditional approval.

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### **CONCLUSION:**

The Applicant is requesting a Special Exception to allow construction services for an electrical contractors business in a Village Business District, pursuant to Section 267-53(H)(1), which provides:

**“Construction services and suppliers. These uses may be granted in the AG and VB Districts, provided that a buffer yard ten (10) feet wide shall be provided around all outside storage and parking areas when adjacent to a residential lot or visible from a public road.”**

The uncontradicted testimony of the Applicant was that he would maintain a 10 foot buffer yard around all outside storage and parking areas when adjacent to a residential lot or visible from a public road. The Applicant did testify that the majority of his materials are delivered directly to the job site and most of his employees report directly to the job sites. No evidence was introduced that the Applicant’s request would adversely effect the public health, safety and general welfare or would result in dangerous traffic conditions or jeopardize the lives of people living or working in the neighborhood.

The Applicant also testified he did not feel that approval of the Special Exception on the subject parcel would have any greater impact that if approved elsewhere in the Village Business District because there are other construction services and commercial uses in the immediate area.

It is the recommendation of the Hearing Examiner that the requested Special Exception be approved, based on the evidence introduced by the Applicant. The Special Exception shall be subject to the following conditions:

1. The Applicant shall submit a detailed site plan to the Department of Planning and zoning for review through the Development Advisory Committee (DAC). The site plan shall reflect all buffer areas, screening and landscaping, parking areas, and entrance improvements. The plan must meet all County and State regulations.
2. The Applicant shall obtain all necessary permits and approvals for the use, any necessary renovations to the interior of the dwelling and proposed signs.

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3. Only one sign shall be permitted for the business, and the sign must comply with the size and setback requirements of the Sign Code.
4. Supplies used in the business shall be stored inside the garage.
5. The office trailer shall be placed behind the building when stored on site.

**Date JULY 15, 1998**

**L. A. Hinderhofer  
Zoning Hearing Examiner**